118.0	0002	0008.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	614,700	/	614,700
USE VALUE:	614,700	/	614,700
ASSESSED:	614,700	/	614,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
156		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MESSINA LYNNE
Owner 2:	BROGAN STEPHEN
Owner 3:	
Street 1:	156 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CRONIN MARJORIE J & GERARD JR -
Owner 2:	& BRASINGTON KERRIE M/TRUSTEES -
Street 1:	156 WRIGHT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,776 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Vinyl Exterior and 1814 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5776.000	199,400		415,300	614,700
Total Card	0.133	199,400		415,300	614,700
Total Parcel	0.133	199,400		415,300	614,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.79 | /Parcel: 338.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	75876
GIS Ref	
GIS Ref	
Insp Date	09/26/18

!9144!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0002-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	199,400	0	5,776.	415,300	614,700	614,700	Year End Roll	12/18/2019
2019	101	FV	183,400	0	5,776.	409,400	592,800	592,800	Year End Roll	1/3/2019
2018	101	FV	183,400	0	5,776.	314,400	497,800	497,800	Year End Roll	12/20/2017
2017	101	FV	183,400	0	5,776.	296,600	480,000	480,000	Year End Roll	1/3/2017
2016	101	FV	183,400	0	5,776.	272,900	456,300	456,300	Year End	1/4/2016
2015	101	FV	182,500	0	5,776.	255,100	437,600	437,600	Year End Roll	12/11/2014
2014	101	FV	182,500	0	5,776.	234,900	417,400	417,400	Year End Roll	12/16/2013
2013	101	FV	182,500	0	5,776.	234,900	417,400	417,400		12/13/2012

PRINT

Date	Time
12/10/20	23:39:19

LAST REV

Date	Time
04/12/19	11:06:53
jorourke	
9144	

USER DEFINED

Prior Id # 1:	75876
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRONIN MARJORIE	71348-51	1	7/20/2018		627,000	No	No		
CRONIN GERARD M	62891-548		11/6/2013	Convenience	1	No	No		Gerard M Cronin Sr D.O.D 12/16/2012.
	20236-308		12/1/1989		182,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/2001	210	Re-Roof	2,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2019	SQ Returned	JO	Jenny O
9/26/2018	MEAS&NOTICE	CC	Chris C
12/1/2008	Meas/Inspect	189	PATRIOT
3/13/2000	Inspected	276	PATRIOT
2/14/2000	Measured	264	PATRIOT
4/2/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5776		Sq. Ft.	Site		0	70.	1.03	6									415,297						415,300	

Total AC/HA: 0.13260 | Total SF/SM: 5776 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 415,297 | Spl Credit | Total: 415,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	126.968
Other Features:	82137
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	270896
Depreciation:	71517
Depreciated Total:	199380

COMMENTS

OF=WET BAR SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

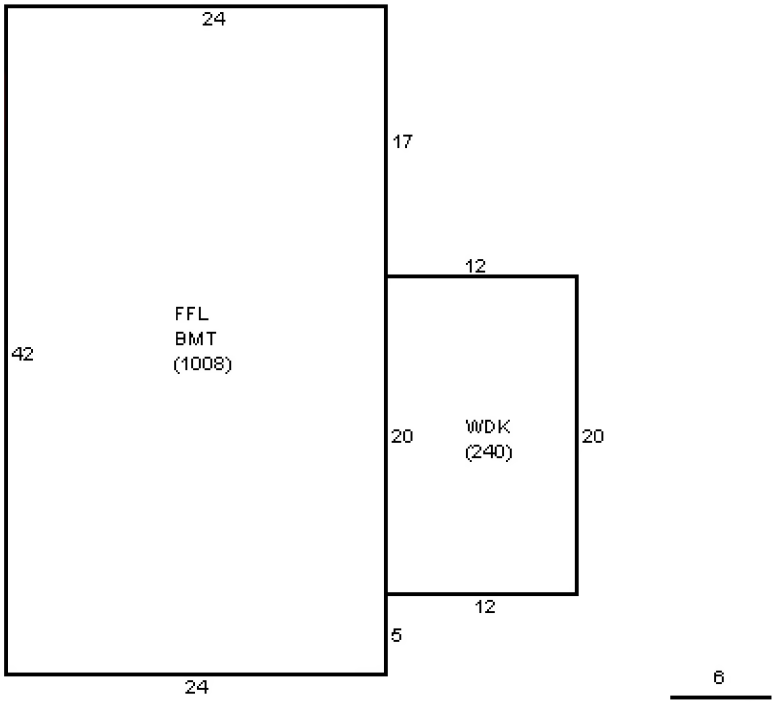
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.97
Special Features:	0	Val/Su Net:	88.39
Final Total:	199400	Val/Su SzAd	197.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	57.900	58,360
FFL	First Floor	1,008	126.970	127,983
WDK	Deck	240	10.060	2,416

Net Sketched Area:	2,256			Total:	188,759
Size Ad	1008	Gross Are	2256	FinArea	1814

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0002-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: